## **ALPINE COUNTY ECONOMIC FORECAST**

Alpine County is located on the California-Nevada state border. The county has the smallest population of any county in California with just 1,148 residents. It also has the smallest employment base with just 800 wage and salary jobs. The income per capita in Alpine County is \$72,746 and the average salary per worker is \$65,327. The job market is dominated by Kirkwood Mountain Resort, which employs 700 people during the winter season and approximately 150 people during the summer months.

In 2016, Alpine County gained a total of 40 wage and salary jobs, representing an increase of 4.2 percent. The unemployment rate improved substantially, falling from 8.0 percent in 2015 to 6.6 percent in 2016.

Over the course of the year, the county gained 60 jobs in the service providing industries, but lost 10 jobs in the goods producing sector and another 10 jobs in the government sector.

Between 2011 and 2016, the population of Alpine County declined at an average rate of 0.4 percent per year. This was the result of a natural decrease (deaths outnumbering births), which reduced the population by an average of 3 people per year.

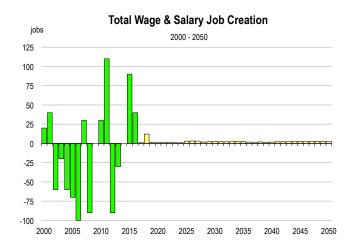
There are now more Alpine County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the age structure will become even more heavily weighted towards the retirement cohort.

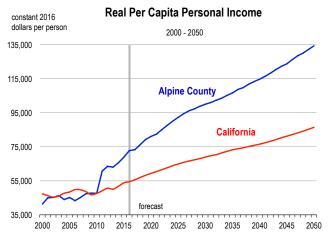
Over the forecast period, the population of Alpine County is expected to continue to decline, placing the county at serious risk of economic stagnation. Job growth is expected to be slow, and the labor market is not expected to recover all of the jobs that have been lost over the last 15 years.

When the county does create new jobs, these jobs will largely be filled by individuals that commute into the county for work, principally from El Dorado and Calaveras counties in California, and Douglas County in Nevada. Without a substantial effort to produce more housing units – the forecast calls for an average of only 3 new units per year – the county will not be able to augment its population base with new in-migrants.

### FORECAST HIGHLIGHTS

- From 2017 to 2022, employment growth is expected to average 0.4 percent per year. This will result in approximately 3 new jobs per year.
- Average salaries are slightly lower than the California state average, and will remain so over the forecast period. In Alpine County, inflation-adjusted salaries are expected to increase by an average of 2.5 percent per year from 2017 to 2022.
- Between 2017 and 2022, the largest employment gains will occur in the services sector. The services sector (largely





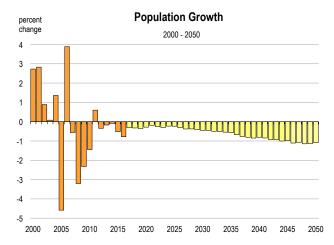
recreation services) is expected to add an average of 2 jobs per year, representing two thirds of net job creation in the county.

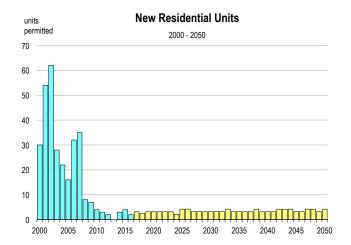
- The population of Alpine County is expected to decline by 0.3 percent per year over the 2017-2022 period, a reduction of approximately 3 residents per year.
- Net migration will be positive but low, but over the forecast period, the county will continue to experience a natural decrease (deaths outnumbering births).
- Real per capita income is forecast to rise by 3.0 percent per year between 2017 and 2022.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.6 percent per year between 2017 and 2022.
- From 2017 to 2022, industrial production will increase by an average of 2.4 percent per year.

## Alpine County Economic Forecast 2010-2016 History, 2017-2050 Forecast

|      | Population (people) | Net<br>Migration<br>(people) | Registered<br>Vehicles<br>(thousands) | Households<br>(thousands) | New Homes<br>Permitted<br>(homes) | Total Taxable<br>Sales<br>(millions) | Personal<br>Income<br>(millions) | Real Per<br>Capita Income<br>(dollars) | Inflation Rate<br>(% change<br>in CPI) | Real Farm<br>Crop Value* | Real Industrial<br>Production<br>(millions) | Unemploy-<br>ment Rate<br>(percent) |
|------|---------------------|------------------------------|---------------------------------------|---------------------------|-----------------------------------|--------------------------------------|----------------------------------|--|--|--------------------------|---|-------------------------------------|
| 2010 | 1,163               | -17                          | 2.0                                   | 0.5                       | 4                                 | \$24                                 | \$49.26                          | \$47,661                               | 1.3                                    | 0.0                      | 4.7   | 13.2                                |
| 2011 | 1,170               | 12                           | 1.9                                   | 0.5                       | 3                                 | \$23                                 | \$64.82                          | \$60,724                               | 2.7                                    | 0.0                      | 2.1   | 13.1                                |
| 2012 | 1,166               | 0                            | 2.0                                   | 0.5                       | 2                                 | \$26                                 | \$69.10                          | \$63,535                               | 2.7                                    | 0.0                      | 4.6   | 11.4                                |
| 2013 | 1,164               | 0                            | 2.9                                   | 0.5                       | 0                                 | \$30                                 | \$69.45                          | \$63,049                               | 2.3                                    | 0.0                      | 2.4   | 9.8                                 |
| 2014 | 1,163               | 0                            | 3.6                                   | 0.5                       | 3                                 | \$37                                 | \$73.55                          | \$65,631                               | 2.8                                    | 0.0                      | 4.9   | 8.2                                 |
| 2015 | 1,157               | 0                            | 4.4                                   | 0.5                       | 4                                 | \$46                                 | \$77.92                          | \$68,881                               | 2.6                                    | 0.0                      | 7.6   | 8.0                                 |
| 2016 | 1,148               | 0                            | 3.4                                   | 0.5                       | 2                                 | \$58                                 | \$83.51                          | \$72,746                               | 3.0                                    | 0.0                      | 5.0   | 6.6                                 |
| 2017 | 1,144               | 2                            | 3.4                                   | 0.5                       | 3                                 | \$59                                 | \$86.35                          | \$73,262                               | 3.1                                    | 0.0                      | 5.4   | 6.6                                 |
| 2018 | 1,141               | 2                            | 3.4                                   | 0.5                       | 3                                 | \$61                                 | \$92.02                          | \$76,215                               | 3.0                                    | 0.0                      | 5.5   | 6.1                                 |
| 2019 | 1,137               | 2                            | 3.5                                   | 0.5                       | 3                                 | \$63                                 | \$98.02                          | \$79,268                               | 2.6                                    | 0.0                      | 5.6   | 6.2                                 |
| 2020 | 1,134               | 3                            | 3.5                                   | 0.5                       | 3                                 | \$65                                 | \$102.79                         | \$81,081                               | 3.1                                    | 0.0                      | 5.8   | 6.1                                 |
| 2021 | 1,131               | 4                            | 3.5                                   | 0.5                       | 3                                 | \$67                                 | \$107.18                         | \$82,397                               | 3.0                                    | 0.0                      | 5.9   | 6.1                                 |
| 2022 | 1,128               | 4                            | 3.5                                   | 0.5                       | 3                                 | \$70                                 | \$113.38                         | \$85,077                               | 3.0                                    | 0.0                      | 6.1   | 6.7                                 |
| 2023 | 1,125               | 4                            | 3.5                                   | 0.5                       | 3                                 | \$72                                 | \$119.49                         | \$87,610                               | 3.0                                    | 0.0                      | 6.2   | 6.9                                 |
| 2024 | 1,122               | 5                            | 3.6                                   | 0.5                       | 2                                 | \$75                                 | \$125.65                         | \$90,105                               | 2.9                                    | 0.0                      | 6.4   | 6.9                                 |
| 2025 | 1,120               | 5                            | 3.6                                   | 0.5                       | 4                                 | \$77                                 | \$131.45                         | \$92,321                               | 2.9                                    | 0.0                      | 6.5   | 7.0                                 |
| 2026 | 1,116               | 4                            | 3.6                                   | 0.5                       | 4                                 | \$80                                 | \$137.04                         | \$94,398                               | 2.8                                    | 0.0                      | 6.7   | 7.1                                 |
| 2027 | 1,112               | 4                            | 3.7                                   | 0.5                       | 3                                 | \$82                                 | \$142.12                         | \$96,170                               | 2.9                                    | 0.0                      | 6.8   | 7.1                                 |
| 2028 | 1,108               | 4                            | 3.7                                   | 0.5                       | 3                                 | \$85                                 | \$146.82                         | \$97,294                               | 2.7                                    | 0.0                      | 7.0   | 7.0                                 |
| 2029 | 1,103               | 4                            | 3.7                                   | 0.5                       | 3                                 | \$87                                 | \$151.89                         | \$98,796                               | 2.5                                    | 0.0                      | 7.0   | 7.0                                 |
| 2029 | 1,103               | 4                            | 3.7                                   | 0.5                       | 3                                 | \$90                                 | \$151.69                         | \$100,030                              | 2.4                                    | 0.0                      | 7.4   | 7.1                                 |
| 2030 | 1,096               | 4                            | 3.8                                   |                           | 3                                 | \$90<br>\$92                         | \$160.63                         |  | 2.3                                    | 0.0                      | 7.4   | 6.9                                 |
|      |                     |                              |                                       | 0.5                       |                                   |                                      |                                  | \$101,035                              |  |                          |   |                                     |
| 2032 | 1,088               | 4                            | 3.8                                   | 0.5                       | 3<br>4                            | \$95                                 | \$165.64                         | \$102,352                              | 2.5                                    | 0.0                      | 7.8   | 7.1                                 |
| 2033 | 1,083               | 3                            | 3.8                                   | 0.5                       | 3                                 | \$97<br>\$99                         | \$169.86                         | \$103,530                              | 2.1                                    | 0.0                      | 8.1   | 6.9                                 |
| 2034 | 1,077               | 3                            | 3.8                                   | 0.5                       |                                   | *                                    | \$175.28                         | \$105,204                              | 2.3                                    | 0.0                      | 8.3   | 7.0                                 |
| 2035 | 1,071               |                              | 3.9                                   | 0.5                       | 3                                 | \$102                                | \$180.67                         | \$106,712                              | 2.4                                    | 0.0                      | 8.5   | 7.0                                 |
| 2036 | 1,063               | 3                            | 3.9                                   | 0.5                       | 3                                 | \$105                                | \$187.52                         | \$108,683                              | 2.8                                    | 0.0                      | 8.8   | 7.3                                 |
| 2037 | 1,055               | 2                            | 3.9                                   | 0.5                       | 3                                 | \$108                                | \$193.09                         | \$109,812                              | 2.9                                    | 0.0                      | 9.0   | 7.0                                 |
| 2038 | 1,047               | 2                            | 3.9                                   | 0.5                       | 4                                 | \$111                                | \$199.86                         | \$111,790                              | 2.7                                    | 0.0                      | 9.3   | 7.1                                 |
| 2039 | 1,038               | 2                            | 3.9                                   | 0.5                       | 3                                 | \$115                                | \$206.40                         | \$113,374                              | 2.9                                    | 0.0                      | 9.6   | 7.1                                 |
| 2040 | 1,030               | 3                            | 3.9                                   | 0.5                       | 3                                 | \$118                                | \$212.64                         | \$114,765                              | 2.8                                    | 0.0                      | 9.9   | 7.0                                 |
| 2041 | 1,021               | 3                            | 3.9                                   | 0.5                       | 3                                 | \$121                                | \$218.98                         | \$116,399                              | 2.6                                    | 0.0                      | 10.1  | 7.0                                 |
| 2042 | 1,011               | 3                            | 4.0                                   | 0.5                       | 4                                 | \$124                                | \$225.56                         | \$118,294                              | 2.5                                    | 0.0                      | 10.4  | 7.0                                 |
| 2043 | 1,002               | 3                            | 4.0                                   | 0.5                       | 4                                 | \$127                                | \$232.44                         | \$120,392                              | 2.4                                    | 0.0                      | 10.8  | 7.0                                 |
| 2044 | 992                 | 2                            | 4.1                                   | 0.5                       | 4                                 | \$130                                | \$238.37                         | \$122,269                              | 2.2                                    | 0.0                      | 11.1  | 6.9                                 |
| 2045 | 982                 | 2                            | 4.1                                   | 0.5                       | 3                                 | \$134                                | \$244.05                         | \$123,710                              | 2.4                                    | 0.0                      | 11.4  | 6.9                                 |
| 2046 | 971                 | 2                            | 4.1                                   | 0.5                       | 3                                 | \$137                                | \$251.43                         | \$126,223                              | 2.3                                    | 0.0                      | 11.8  | 7.1                                 |
| 2047 | 961                 | 2                            | 4.2                                   | 0.5                       | 4                                 | \$140                                | \$258.45                         | \$128,463                              | 2.3                                    | 0.0                      | 12.1  | 7.0                                 |
| 2048 | 950                 | 2                            | 4.2                                   | 0.5                       | 4                                 | \$143                                | \$264.10                         | \$130,066                              | 2.3                                    | 0.0                      | 12.5  | 6.8                                 |
| 2049 | 939                 | 2                            | 4.3                                   | 0.5                       | 3                                 | \$147                                | \$270.95                         | \$132,199                              | 2.3                                    | 0.0                      | 12.9  | 6.9                                 |
| 2050 | 929                 | 2                            | 4.3                                   | 0.5                       | 4                                 | \$150                                | \$278.00                         | \$134,306                              | 2.3                                    | 0.0                      | 13.3  | 6.9                                 |

<sup>\*</sup>Alpine County crop values are included with El Dorado County crop values

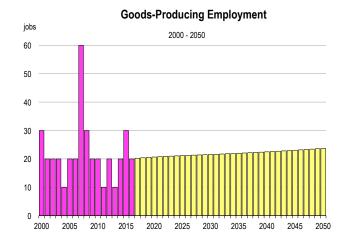


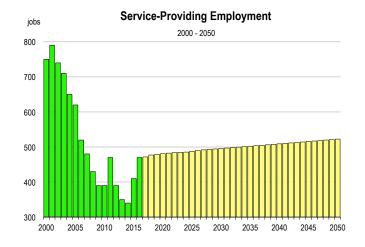


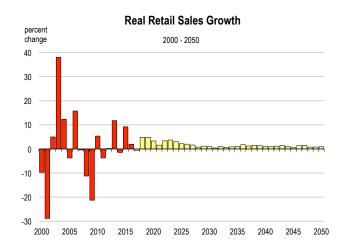
# Alpine County Employment Forecast 2010-2016 History, 2017-2050 Forecast

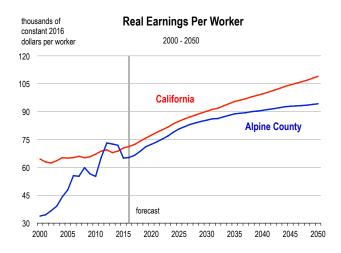
|      | Total Wage<br>& Salary* | Goods<br>Producing | Service<br>Providing | Government |
|------|-------------------------|--------------------|----------------------|------------|
|      |                         | , ,                | housands of jobs)    |            |
| 2010 | 0.69                    | 0.02               | 0.39                 | 0.28       |
| 2011 | 0.80                    | 0.01               | 0.47                 | 0.32       |
| 2012 | 0.71                    | 0.02               | 0.39                 | 0.30       |
| 2013 | 0.68                    | 0.01               | 0.35                 | 0.32       |
| 2014 | 0.68                    | 0.02               | 0.34                 | 0.32       |
| 2015 | 0.77                    | 0.03               | 0.41                 | 0.33       |
| 2016 | 0.81                    | 0.02               | 0.47                 | 0.32       |
| 2017 | 0.81                    | 0.02               | 0.47                 | 0.32       |
| 2018 | 0.82                    | 0.02               | 0.48                 | 0.33       |
| 2019 | 0.82                    | 0.02               | 0.48                 | 0.33       |
| 2020 | 0.83                    | 0.02               | 0.48                 | 0.32       |
| 2021 | 0.83                    | 0.02               | 0.48                 | 0.32       |
| 2022 | 0.83                    | 0.02               | 0.48                 | 0.32       |
| 2023 | 0.83                    | 0.02               | 0.48                 | 0.32       |
| 2024 | 0.83                    | 0.02               | 0.49                 | 0.32       |
| 2025 | 0.83                    | 0.02               | 0.49                 | 0.33       |
| 2026 | 0.84                    | 0.02               | 0.49                 | 0.33       |
| 2027 | 0.84                    | 0.02               | 0.49                 | 0.33       |
| 2028 | 0.84                    | 0.02               | 0.49                 | 0.33       |
| 2029 | 0.84                    | 0.02               | 0.49                 | 0.33       |
| 2030 | 0.85                    | 0.02               | 0.50                 | 0.33       |
| 2031 | 0.85                    | 0.02               | 0.50                 | 0.33       |
| 2032 | 0.85                    | 0.02               | 0.50                 | 0.33       |
| 2033 | 0.85                    | 0.02               | 0.50                 | 0.33       |
| 2034 | 0.86                    | 0.02               | 0.50                 | 0.33       |
| 2035 | 0.86                    | 0.02               | 0.50                 | 0.34       |
| 2036 | 0.86                    | 0.02               | 0.50                 | 0.34       |
| 2037 | 0.86                    | 0.02               | 0.50                 | 0.34       |
| 2038 | 0.86                    | 0.02               | 0.51                 | 0.34       |
| 2039 | 0.87                    | 0.02               | 0.51                 | 0.34       |
| 2040 | 0.87                    | 0.02               | 0.51                 | 0.34       |
| 2041 | 0.87                    | 0.02               | 0.51                 | 0.34       |
| 2042 | 0.87                    | 0.02               | 0.51                 | 0.34       |
| 2043 | 0.88                    | 0.02               | 0.51                 | 0.34       |
| 2044 | 0.88                    | 0.02               | 0.51                 | 0.34       |
| 2045 | 0.88                    | 0.02               | 0.52                 | 0.34       |
| 2046 | 0.88                    | 0.02               | 0.52                 | 0.34       |
| 2047 | 0.89                    | 0.02               | 0.52                 | 0.34       |
| 2048 | 0.89                    | 0.02               | 0.52                 | 0.35       |
| 2049 | 0.89                    | 0.02               | 0.52                 | 0.35       |
| 2050 | 0.90                    | 0.02               | 0.52                 | 0.35       |
|      |                         |                    |                      |            |

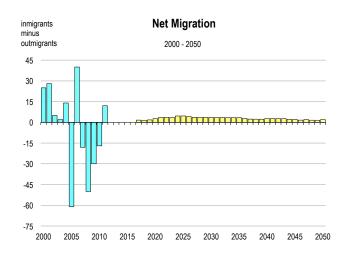
<sup>\*</sup>Alpine County farm data is included with El Dorado County farm employment

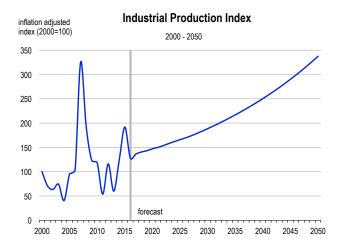












## **County Economic and Demographic Indicators**

#### Projected Economic Growth (2017-2022)

| Expected retail sales growth:    | 19.3%    |
|----------------------------------|----------|
| Expected job growth:             | 2.2%     |
| Fastest growing jobs sector:     | Services |
| Expected personal income growth: | 14.5%    |

| Expected population growth:            | <u>-1.4%</u> |
|--|--------------|
| Net migration to account for:          | N/A          |
| Expected growth in number of vehicles: | 4.1%         |

#### **Demographics (2017)**

| Unemployment rate (April 2017):           | 4.8%  |
|---|-------|
| County rank* in California (58 counties): | 26th  |
| Working age (16-64) population:           | 60.9% |

| Population with B.A. degree or higher: | 30.3%     |
|--|-----------|
| Median home selling price (2016):      | \$290,000 |
| Median household income:               | \$65,689  |

### **Quality of Life**

| Violent crime rate (2015):     | 778 per    | <u>100,000 persons</u> |
|--------------------------------|------------|------------------------|
| County rank* in California (58 | counties): | 57th                   |
| Average commute time to work   | (2017):    | 29 minutes             |

| High school drop out rate (2015):        | <u>5.1%</u> |
|--|-------------|
| Households at/below poverty line (2017): | 6.2%        |
|  |             |

<sup>\*</sup> The county ranked 1st corresponds to the lowest rate in California